

Authority: Toronto and East York Community Council Item XX, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW ###-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 145 St. George Street

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of R (d2.0) (x902) to a zone label of RAC (d 2.0) (x202) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 202 so that it reads:

(202) Exception RAC 202

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known in the year 2022 as 145 St. George Street, if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (HH) below:
- (B) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 116.1 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the uses permitted in Regulation 15.20.20.10(1), **massage therapy**, “geo-energy facility”, “car share”, and **wellness centre** are permitted;
- (D) In addition to the uses permitted in Regulation 15.20.20.10(1) and (C) above, an **outdoor patio** is permitted provided that:
- (i) the maximum area of an **outdoor patio** is 150 square metres;
 - (ii) an **outdoor patio** may not be used to provide entertainment such as performances, music and dancing; and
 - (iii) an **outdoor patio** must be set back at least 7.5 metres from a **lot** in a Residential Zone category or Residential Apartment Zone category;
- (E) Regulations 15.20.20.100(1)(B) and (E) with respect to Art Gallery and Other Commercial and Non-Residential Uses, do not apply;
- (F) Regulation 15.20.20.100(7) with respect to Eating Establishments, does not apply;
- (G) Regulations 15.20.20.100(12)(A) and (B) with respect to Outdoor Sales and Display, do not apply;
- (H) For the purposes of this exception, a mezzanine does not constitute a **storey**;
- (I) Despite Regulation 15.20.20.40(1), **dwelling units** are permitted in a **building** or **structure** on the **lot**;
- (J) Clause 15.5.100 with respect to access to the **lot** does not apply;
- (K) Regulations 15.5.50.10(1) and (2), with respect to landscaping do not apply;

- (L) Regulations 15.5.80.10(2), 15.5.80.20(1), and 15.5.80.30(1), with respect to parking space location and setbacks do not apply;
- (M) Despite Regulation 15.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (N) Despite Regulations 15.5.40.10(2) to (6), 15.5.75.1(4)(A)(ii), 15.5.75.1(5)(C), and (M) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law ##]:
- (i) Elements on or above any roof used for elevator related structural elements and elevator shafts, chimneys, pipes, flues, stacks, vents, antennae, enclosed stairwells, **solar energy** and **wind energy** devices window washing equipment, and roof access by a maximum of 3.5 metres;
 - (ii) Elements on or above any roof used for parapets, exterior cladding and ornamental or architectural features by a maximum of 6.5 metres provided that none of these elements exceed a height of 96.0 metres;
 - (iii) Elements on or above any roof used for lightning rods by a maximum of 6.5 metres;
 - (iv) **structures** associated with a **green roof** by a maximum of 1.5 metres;
 - (v) trellises, pergolas, louvres, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** by a maximum of 3.0 metres; and
 - (vi) planters, **landscaping** features, lighting fixtures, guardrails, and divider screens on a balcony and/or terrace by a maximum of 3.0 metres;
- (O) Despite (M) and (N) above, no part of a **building**, except for any structural elements and associated cladding may be located between the Canadian Geodetic Datum elevation of 116.1 metres and;
- (i) a minimum vertical clearance of 4.5 metres in the shaded area on Diagram 4 of By-law [Clerks to insert By-law ##];
- (P) Despite (O) above, architectural features may project into the minimum vertical clearance of 4.5 metres in the shaded area on Diagram 4 of By-law [Clerks to insert By-law ##] to a maximum of 0.5 metres.

- (Q) Despite Regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 24,400 square metres, of which:
- (i) The permitted maximum **gross floor area** for residential uses is 24,400 square metres; and
 - (ii) The permitted maximum **gross floor area** for non-residential uses is 200 square metres;
- (R) In addition to the elements listed in Regulation 15.5.40.40(1), the **gross floor area** of a **building** may also be reduced by:
- (i) “geo-energy facilities”, below ground, at, or above-ground; and
 - (ii) storage rooms, electrical, utility, service corridors, and mechanical and ventilation rooms above a height of 87 metres;
- (S) Despite Regulation 15.20.40.50, a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**, of which:
 - (a) a maximum of 0.5 square metres per **dwelling unit** of indoor **amenity space** may be located below ground;
 - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (T) Despite Clause 15.20.40.70 the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];
- (U) Despite Regulation 15.20.40.80(1), the required separation of **main walls** is as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];
- (V) Despite Clause 15.5.40.60, Regulations 15.5.75.1(4)(A)(i) and 15.5.75.1(5)(B), 600.10.10(E) and (T) and (U) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies and related **structures** and elements such as balcony dividers, guardrails, railings and soffit cladding may encroach a maximum of 1.8 metres provided within the area identified as

“Balcony Zone” on Diagram 5 of By-law [Clerks to insert By-law ##]

- (ii) exterior stairs, ladders, access ramps and elevating devices, by a maximum of 1 metre;
 - (iii) ornamental and architectural features such as pilaster, decorative column, cornice, sill, belt course, eaves, dormer, flashing and cladding elements added to the exterior surface of the **main wall** of a **building**, by a maximum of 1 metre;
 - (iv) utilities such as gas equipment and meters, hydro equipment and meters, telecommunications equipment and **solar energy** and **wind energy** devices by a maximum of 1.0 metre;
 - (v) underground garage ramp and associated **structures** by maximum of 6.0 metres;
 - (vi) canopies and awnings with or without support to a maximum of 3.0 metres;
 - (vii) elevator shafts to a maximum of 3.0 metres; and
 - (viii) air conditioners, satellite dishes, antennae, signage, lighting fixtures, vents, and pipes, by a maximum of 1.0 metre;
- (W) The provision of **dwelling units** is subject to the following:
- (i) A minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms;
 - (ii) A minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
 - (iii) An additional 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**;
 - (iv) Convertible **dwelling units** as described in (W)(iii) above, may be converted using accessible or adaptable design measures, such as knock-out panels; if the calculation of the number of required **dwelling units** in accordance with (W)(i), (ii), and (iii) above, results in a number with a fraction, the number may be rounded down to the nearest whole number;
 - (v) None of (W)(i) to (v) above apply to rental replacement **dwelling units** provided in accordance with Section 111 of the Municipal

Code;

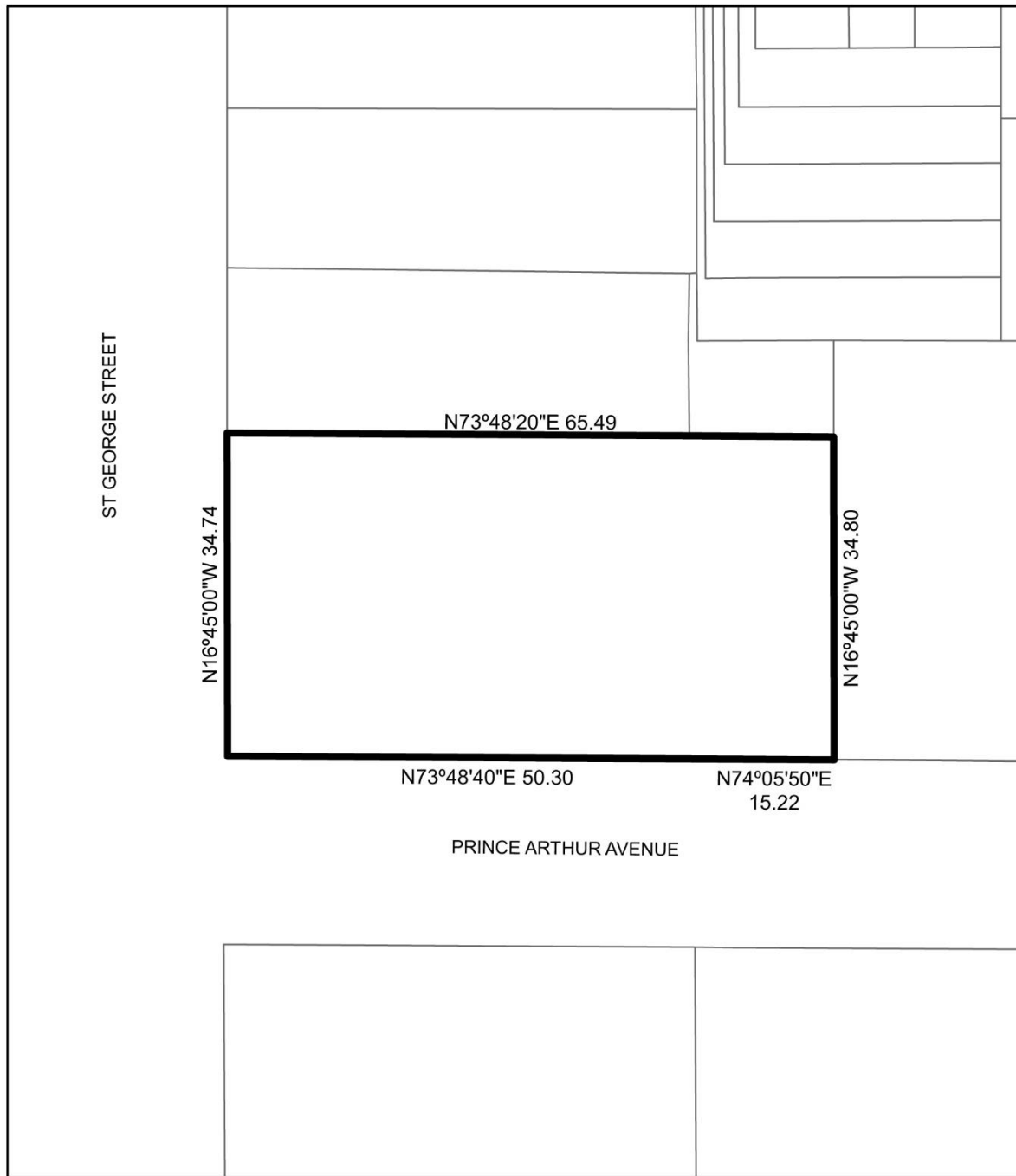
- (X) Despite Regulation 200.5.1.10(2)(A)(iv), required **parking spaces** may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (Y) Despite Regulation 200.5.1.10(2)(B) and (C), **parking spaces** may have the following minimum dimensions:
- (i) width of 2.4 metres;
 - (ii) length of 5.4 metres; and
 - (iii) vertical clearance of 1.8 metres;
- (Z) Despite Regulations 200.5.1.10(2)(D) and (E), Electric Vehicle Infrastructure, including electric vehicle supply equipment, does not constitute an obstruction to a **parking** space provided that the electric vehicle supply equipment is located in the same or neighbouring parking space to the vehicle being charged;
- (AA) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) for residential occupants **parking spaces**:
 - (a) a minimum of 0 residential occupant **parking spaces** for each **dwelling unit**; and
 - (b) a maximum of:
 - (i) 0.3 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres; and
 - (ii) 0.5 **parking spaces** for each one bedroom **dwelling unit**;
 - (iii) 0.8 **parking spaces** for each two bedroom **dwelling unit**; and
 - (iv) 1.0 **parking spaces** for each three or more bedroom **dwelling unit**;
 - (ii) a minimum of 4 **parking spaces** for residential visitors;

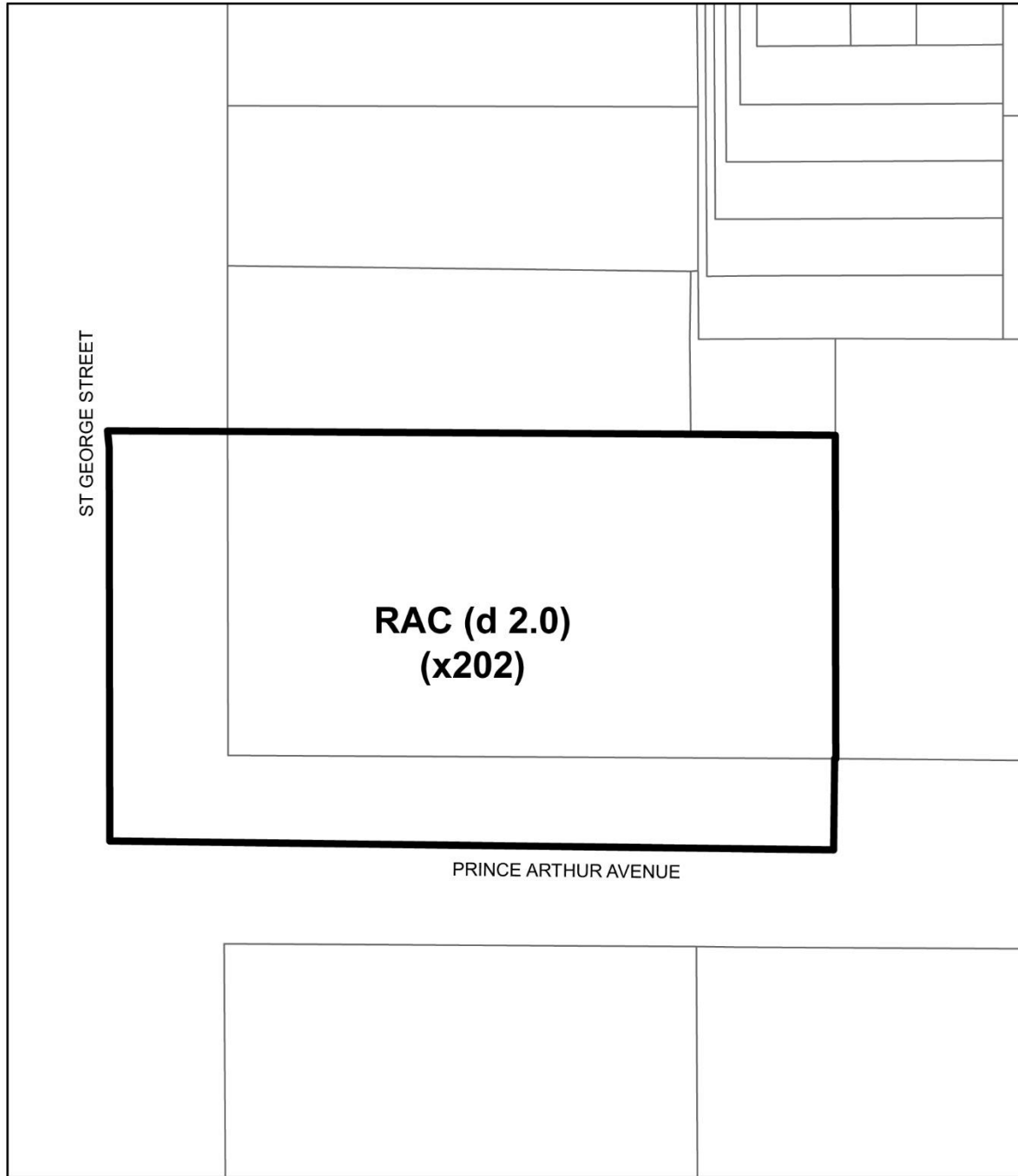
- (iii) a minimum of 0 **parking spaces** for non-residential uses;
- (iv) for the purpose of this exception, "car-share" or "car-sharing" means the practice where a number of people share the use of one or more cars that are owned by a profit or nonprofit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee that may or may not be refundable; and
- (v) for the purpose of this exception, "car-share parking space" means a **parking space** that is reserved and actively used for car-sharing;
- (BB) Despite Regulation 15.5.80.1, the **parking spaces** required by Regulation (AA)(ii) above may be provided on a non-exclusive basis;
- (CC) Despite Regulation 200.15.10.10(1), a minimum of 1 of the required **parking spaces** on the **lot** must be an accessible **parking space**;
- (DD) Despite Regulations 220.5.10.1 (1), (2), (3), **loading spaces** must be provided as follows:
 - (i) A minimum of 1 Type "G" **loading space**;
- (EE) Despite regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** is:
 - (i) length of 1.8 metres;
 - (ii) width of 0.3 metres; and
 - (iii) vertical clearance of 1.9 metres;
- (FF) The minimum dimensions for a **bicycle parking space** if placed in a vertical position on a wall, structure or mechanical device are:
 - (i) length or vertical clearance of 1.9 metres;
 - (ii) width of 0.4 metres; and
 - (iii) horizontal clearance from the wall of 1.2 metres;
- (GG) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space** and may be located below ground, and at and above **established grade**;

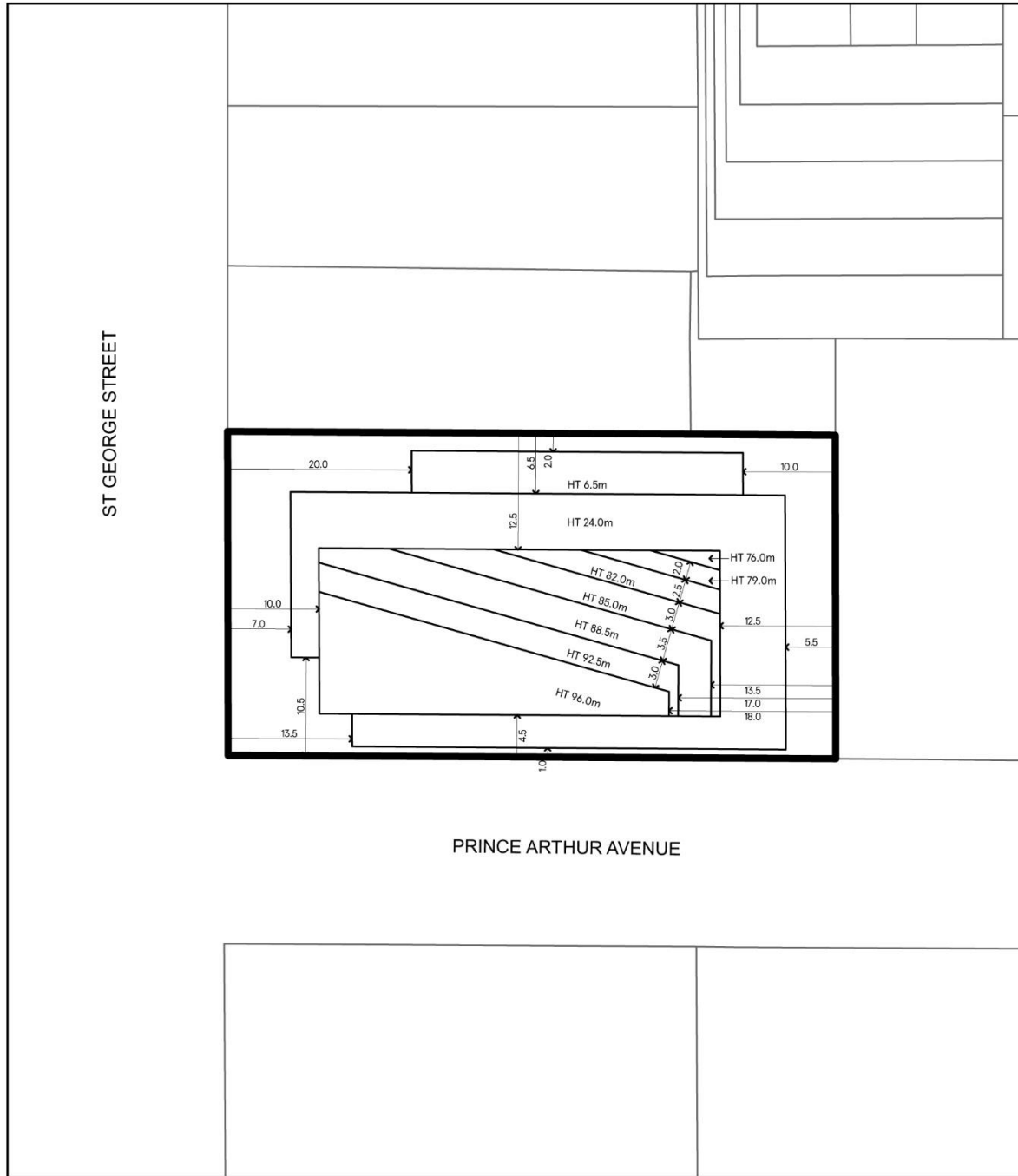
(HH) For the purpose of this exception, a “geo-energy facility” means premises containing devices to generate **geo-energy** for the exclusive use of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

5. Despite any future severance, partition or division of the lands subject to this By-law, the provisions of this By-law will apply as if no severance, partition or division occurred.
6. Pursuant to Section 39(1) of the Planning Act, none of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a temporary sales office, with a maximum height of 7.5 metres, on the lands subject to this By-law, which means a building, structure, facility, trailer, or portion thereof used exclusively for the purpose of the sale, leasing or rental of dwelling units or non-residential units to be constructed on the lot, for a period of not more than three years from the date this By-law comes into full force and effect, after which this temporary use permission expires.



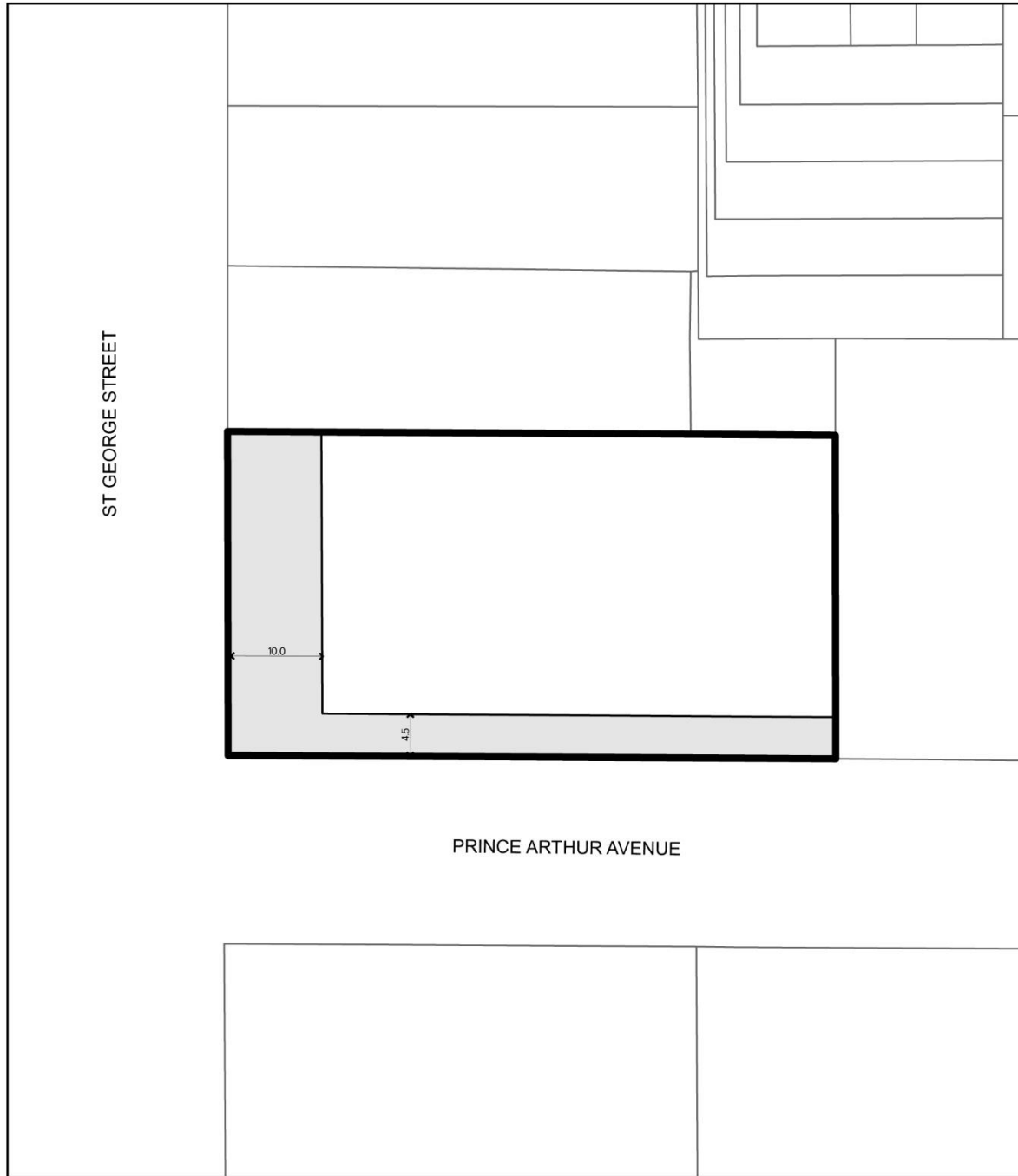




 **TORONTO**
Diagram 3

145 St. George Street

File # 21 155923 STE 11 OZ



 **TORONTO**
Diagram 4

145 St. George Street

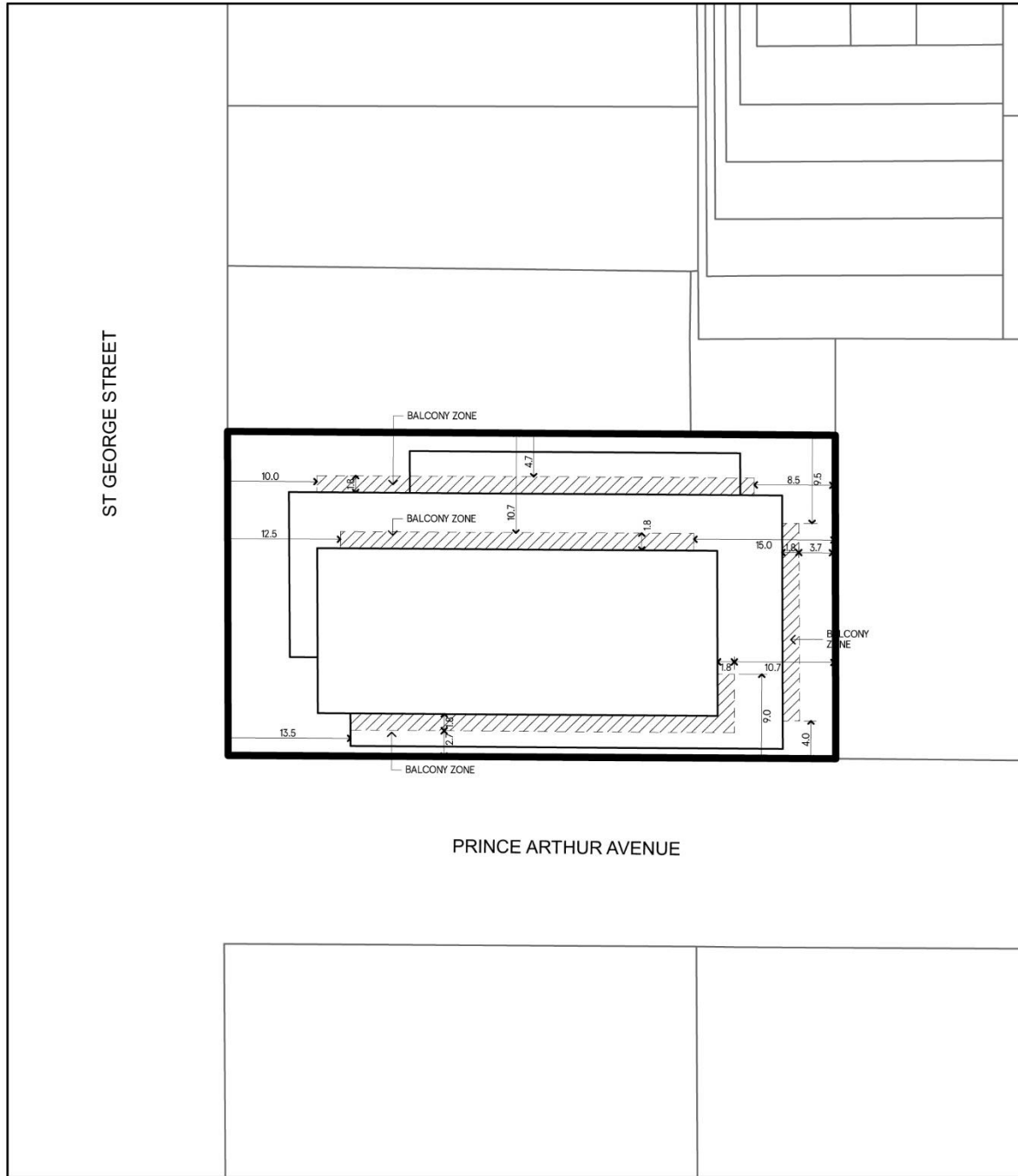
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No part of a building, except for any structural elements associated cladding and architectural features, may be located between the Canadian Geodetic Datum elevation of 116.1 metres and a minimum vertical clearance of 4.5 metres in the shaded area.




City of Toronto By-law 569-2013
Not to Scale
06/20/2023




 **TORONTO**
Diagram 5

145 St. George Street

File # 21 155923 STE 11 OZ

 Balcony Zone


City of Toronto By-law 569-2013
Not to Scale
06/20/2023